

**SNAPSHOT of HOME Program Performance--As of 12/31/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Waukesha County Consortium**

State: **WI**

PJ's Total HOME Allocation Received: **\$14,344,122**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1998**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 10			
Program Progress:							
% of Funds Committed	92.82 %	93.87 %	6	90.66 %	72		71
% of Funds Disbursed	88.32 %	90.07 %	7	81.06 %	82		80
Leveraging Ratio for Rental Activities	4.31	3.61	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	98.88 %	1	81.27 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	61.85 %	78.93 %	10	68.23 %	30		32
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.71 %	76.63 %	10	79.86 %	10		12
% of 0-30% AMI Renters to All Renters***	43.14 %	51.08 %	5	44.82 %	47		45
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.08 %	87.24 %	4	94.65 %	31		33
Overall Ranking:			In State:	7 / 10	Nationally:	57	58
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,853	\$14,400		\$25,419	51	Units	3.00 %
Homebuyer Unit	\$5,472	\$13,832		\$14,530	1,170	Units	69.60 %
Homeowner-Rehab Unit	\$5,796	\$15,555		\$20,251	421	Units	25.00 %
TBRA Unit	\$1,013	\$2,673		\$3,156	40	Units	2.40 %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waukesha County Consortium WI

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$84,654	\$108,023	\$7,389
<b>State:*</b>	\$63,375	\$72,683	\$17,362
<b>National:**</b>	\$89,640	\$72,481	\$22,984

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 3.6 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">85.7</span>	<span style="border: 1px solid black; padding: 2px;">88.2</span>	<span style="border: 1px solid black; padding: 2px;">96.0</span>	<span style="border: 1px solid black; padding: 2px;">87.5</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">8.2</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">5.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

**ETHNICITY:**

Hispanic	<span style="border: 1px solid black; padding: 2px;">6.1</span>	<span style="border: 1px solid black; padding: 2px;">9.8</span>	<span style="border: 1px solid black; padding: 2px;">3.1</span>	<span style="border: 1px solid black; padding: 2px;">7.5</span>
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**HOUSEHOLD SIZE:**

1 Person:	<span style="border: 1px solid black; padding: 2px;">63.3</span>	<span style="border: 1px solid black; padding: 2px;">34.9</span>	<span style="border: 1px solid black; padding: 2px;">30.9</span>	<span style="border: 1px solid black; padding: 2px;">32.5</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">18.4</span>	<span style="border: 1px solid black; padding: 2px;">19.1</span>	<span style="border: 1px solid black; padding: 2px;">16.6</span>	<span style="border: 1px solid black; padding: 2px;">22.5</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">12.2</span>	<span style="border: 1px solid black; padding: 2px;">19.1</span>	<span style="border: 1px solid black; padding: 2px;">15.2</span>	<span style="border: 1px solid black; padding: 2px;">15.0</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">4.1</span>	<span style="border: 1px solid black; padding: 2px;">14.6</span>	<span style="border: 1px solid black; padding: 2px;">20.7</span>	<span style="border: 1px solid black; padding: 2px;">15.0</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>	<span style="border: 1px solid black; padding: 2px;">9.7</span>	<span style="border: 1px solid black; padding: 2px;">5.0</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">3.0</span>	<span style="border: 1px solid black; padding: 2px;">3.8</span>	<span style="border: 1px solid black; padding: 2px;">5.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">2.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">5.0</span>

**HOUSEHOLD TYPE:**

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">59.2</span>	<span style="border: 1px solid black; padding: 2px;">36.4</span>	<span style="border: 1px solid black; padding: 2px;">15.4</span>	<span style="border: 1px solid black; padding: 2px;">47.5</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">22.4</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">21.1</span>	<span style="border: 1px solid black; padding: 2px;">2.5</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">14.3</span>	<span style="border: 1px solid black; padding: 2px;">21.0</span>	<span style="border: 1px solid black; padding: 2px;">20.0</span>	<span style="border: 1px solid black; padding: 2px;">25.0</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">34.8</span>	<span style="border: 1px solid black; padding: 2px;">36.3</span>	<span style="border: 1px solid black; padding: 2px;">17.5</span>
Other:	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">7.3</span>	<span style="border: 1px solid black; padding: 2px;">7.1</span>	<span style="border: 1px solid black; padding: 2px;">7.5</span>

**SUPPLEMENTAL RENTAL ASSISTANCE:**

Section 8:	<span style="border: 1px solid black; padding: 2px;">22.4</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">77.6</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 11

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



# HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waukesha County Consortium

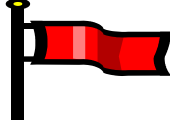
State: WI

Group Rank: 57  
(Percentile)

State Rank: 7 / 10 PJs

Overall Rank: 58  
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	61.85	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	96.08	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.18	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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